

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 19, 2015



FP15-28: proposed Final Plat of Continental 355 Fund Subdivision

SIZE AND LOCATION: 12.727 acres of land out of the J.W. Scott League, A-49, at the southwest corner of University Drive East and Boonville Road (FM 158)

EXISTING LAND USE: vacant acreage

ZONING: Planned Development – Mixed Use District (PD-M)

APPLICANT(S): Gwyn Wheeler of Continental 355 Fund, LLC

AGENT(S): James Batenhorst, P.E., Mitchell & Morgan

STAFF CONTACT: Matthew Hilgemeier, AICP, Staff Planner



PROPOSED SUBDIVISION AND STAFF RECOMMENDATION:

The subject property is comprised of 12.727 acres of land currently zoned Planned Development – Mixed Use District (PD-M). The proposed final plat will create one lot that is currently proposed to be developed with a 10-building, 216-unit apartment complex. The Site Development Review Committee (SDRC) is currently reviewing a site plan for the proposed apartment development. The SDRC approved the related preliminary plan for this property on October 6, 2015.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff therefore recommend **approving** this proposed final plat.